



SCHEDULE OF ACCOMMODATION

Project No: 151-10
Location: 294-295 HIGH HOLBORN, LONDON WC1V 7JG
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FLOOR SPACE SCHEDULE

1.0 EXISTING

EXISTING SITE AREA 323.8 SQM (TO CENTRE LINE OF REAR BOUNDARY WALL, OUTER FACE OF RETAINING WALL WITH LINCOLN HOUSE AND THE FACE OF EXISTING LINCOLN & CELCON HOUSE PARTY WALLS)

2.0 2003 PLANNING PERMISSION (AMENDED 2008)

APPROVED BASEMENT	308 SQM
APPROVED GROUND FLOOR	304 SQM
APPROVED FIRST FLOOR	279 SQM
APPROVED SECOND FLOOR	279 SQM
APPROVED THIRD FLOOR	279 SQM
APPROVED FOURTH FLOOR	257 SQM
APPROVED FIFTH FLOOR	255 SQM
APPROVED SIXTH FLOOR	255 SQM
APPROVED SEVENTH FLOOR	195 SQM
APPROVED EIGHTH FLOOR	195 SQM
APPROVED ROOF ENCLOSURE	119 SQM
TOTAL	2,606 SQM (EXCLUDES BALCONIES, ROOF PLANT ETC.)

3.0 PROPOSED - SUMMARY

PROPOSED BUILDING FOOTPRINT GROSS EXTERNAL AREA (GEA) 288.1 SQM (SHOWN IN DARK GREY ON ATTACHED BASEMENT PLAN) EXCLUDES EXTERNAL 14.1 SQM AREA OF REAR LIGHT WELL.

TOTAL RETAIL GROSS INTERNAL (GIA)	251.3 SQM
TOTAL OFFICE GIA	415.7 SQM
TOTAL RESIDENTIAL GIA	1,017.0 SQM (8 X 2 BED UNITS, 2 X 1 BED UNITS, TOTAL 10 UNITS)

TOTAL GROSS EXTERNAL AREA	2,505.9 SQM (EXCLUDES BALCONIES, ROOF PLANT ETC.)
TOTAL GROSS INTERNAL AREA	1,684.00 SQM (EXCL. CIRCULATION, INCL. BASE PLANT/REFUSE)



4.0 FLOOR BY FLOOR BREAKDOWN

PROPOSED BASEMENT FLOOR

GROSS EXTERNAL AREA 288.1 SQM (EXCLUDES LIGHT WELL)

GROSS INTERNAL AREAS (GIA)

RETAIL/FOOD OUTLET AREA 81.2 SQM

REFUSE/CYCLE STORAGE 66.8 SQM

PLANT ROOM (INCL. SUB-STATION) 57.1 SQM

PROPOSED GROUND FLOOR

GROSS EXTERNAL AREA 282.4 SQM (SHOWN IN DARK GREY ON ATTACHED PLAN)

GROSS INTERNAL AREA

RETAIL/FOOD OUTLET AREA 170.1 SQM (AREA INCLUDES VOID OF STAIR TO BASEMENT)

PROPOSED FIRST FLOOR

GROSS EXTERNAL AREA 270.0 SQM (EXCLUDES BALCONY FLOOR AREA - 14.9 SQM)

GROSS INTERNAL AREA

OFFICE AREA 207.7 SQM

PROPOSED SECOND FLOOR

GROSS EXTERNAL AREA 270.0 SQM (EXCLUDES BALCONY FLOOR AREA - 14.9 SQM, BUT INCLUDES VOID OF STAIR TO FIRST FLOOR)

GROSS INTERNAL AREA

OFFICE AREA 208.0 SQM

PROPOSED THIRD FLOOR

GROSS EXTERNAL AREA 270.0 SQM (EXCLUDES BALCONY FLOOR AREA - 14.9 SQM)

GROSS INTERNAL AREAS

RESIDENTIAL UNIT 1 (2 BEDROOMS) 97.1 SQM

RESIDENTIAL UNIT 2 (2 BEDROOMS) 103.8 SQM



PROPOSED FOURTH FLOOR

GROSS EXTERNAL AREA 270.0 SQM (EXCLUDES BALCONY FLOOR AREA - 14.9 SQM)

GROSS INTERNAL AREAS

RESIDENTIAL UNIT 1 (2 BEDROOMS) 97.1 SQM

RESIDENTIAL UNIT 2 (2 BEDROOMS) 103.8 SQM

PROPOSED FIFTH FLOOR

GROSS EXTERNAL AREA 238.4 SQM (EXCLUDES BALCONY FLOOR AREA - OF 26.4 SQM)

GROSS INTERNAL AREAS

RESIDENTIAL UNIT 5 (2 BEDROOMS) 96.4 SQM

RESIDENTIAL UNIT 6 (1 BEDROOM) 75.1 SQM

PROPOSED SIXTH FLOOR

GROSS EXTERNAL AREA 238.4 SQM (EXCLUDES BALCONY FLOOR AREA - 15.3 SQM)

GROSS INTERNAL AREAS

RESIDENTIAL UNIT 7 (2 BEDROOMS) 96.4 SQM

RESIDENTIAL UNIT 8 (1 BEDROOM) 75.1 SQM

PROPOSED SEVENTH FLOOR

GROSS EXTERNAL AREA 189.3 SQM (EXCLUDES BALCONY FLOOR AREA - 24.5 SQM & FRONT BALCONY AREA OF 23.8 SQM)

GROSS INTERNAL AREAS

RESIDENTIAL UNIT 9 (2 BEDROOMS) 136.1 SQM

PROPOSED EIGHTH FLOOR

GROSS EXTERNAL AREA 189.3 SQM (EXCLUDES BALCONY FLOOR AREA - 19.8 SQM)

GROSS INTERNAL AREAS

RESIDENTIAL UNIT 9 (2 BEDROOMS) 136.1 SQM



PROPOSED PLANT AREA ON ROOF

GROSS SCREENED AREA 122.1 SQM (AREA OF OPEN ENCLOSURE SHOWN IN GREY ON
PLAN, INCLUDING SCREEN WIDTH)

NOTE: REFER TO DRAWINGS ISSUED 24.03.17